

# SHARON TOWNHOMES

**EXHIBIT "2"**  
**SITE PLAN**



220 West Champion Street, Suite 200  
Bellingham, WA 98225  
F: 360.650.1408  
E: 360.650.1401

REV.	DATE	DESCRIPTION

**CLIENT:**  
ADAM BRADDOCK  
12221 VILLAGE CENTER PL., STE 103  
MUKILTEO, WA 98275

**BY:**  
CALL BEFORE YOU DIG  
FOR BURIED UTILITY LOCATIONS  
1-800-424-5655

**PROJECT:**  
SHARON TOWNHOMES  
SHARON STREET  
BURLINGTON, WA 98233

**DRAWN BY:** MPM  
**CHECKED BY:** HAF

**DESIGNED BY:** MPM

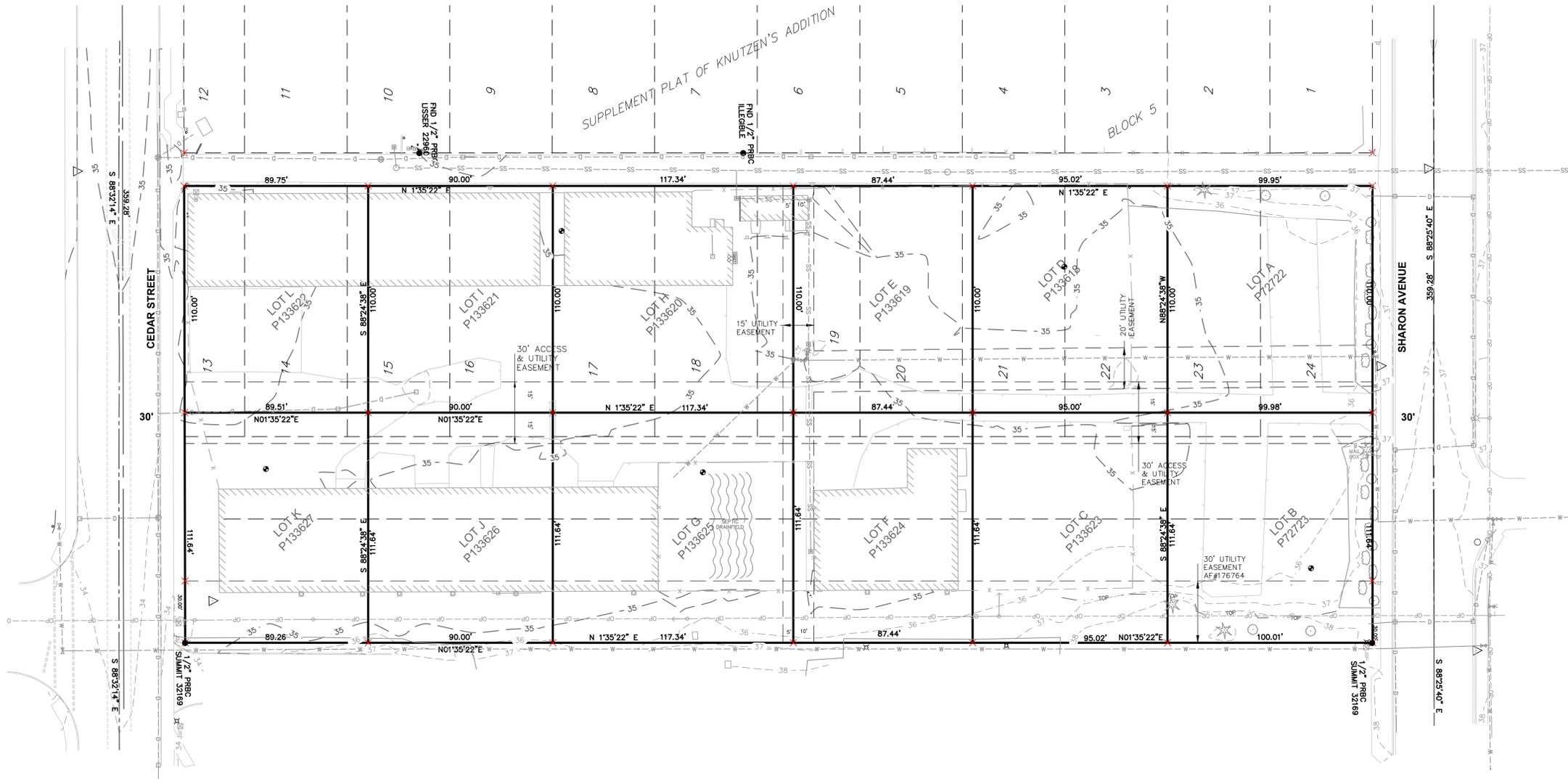
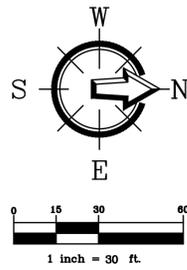
**SHEET CONTENTS:**  
EXISTING CONDITION  
OVERALL PLAN



**JOB #:** 22235  
**DATE:** 04-20-2023

**SHEET:** SP1

PRELIMINARY



### SHEET INDEX

- SP1 COVER SHEET & EXISTING CONDITION OVERALL PLAN
- SP2 EXISTING CONDITION DETAILED PLAN
- SP3 OVERALL SITE PLAN

### VICINITY MAP



### PROJECT CONTACTS

**CIVIL ENGINEER**  
FREELAND & ASSOCIATES, INC.  
MILES MCEATHRON, PE  
220 W. CHAMPION STREET  
SUITE 200  
BELLINGHAM, WA 98225  
(360) 650-1408  
mmceathron@freelandengineering.com

**GEOTECHNICAL ENGINEER**  
MATERIALS TESTING & CONSULTING, INC.  
MEDHANIE TEGELE, PE  
777 CHRYSLER DRIVE  
BURLINGTON, WA 98223  
(360) 755-1990  
medhanie-tegele@mtc-inc.net

**SURVEYOR**  
SEMRAU ENGINEERING & SURVEYING, PLLC  
JOHN SEMRAU  
2118 RIVERSIDE DRIVE, SUITE 208  
MOUNT VERNON, WA 98273  
(360) 424-9566  
john@semrau.com

**OWNER**  
FIFTEEN FOR TWO LLC  
CONTACT: ADAM BRADDOCK  
CARDINAL VENTURES LLC  
CONTACT: ADAM WARE  
FREDRICKSON & GUNERIUS LLC  
CONTACT: ADAM WARE

### LEGEND

- = FOUND REBAR W/ PLASTIC CAP
- = SOIL BORING (APPROXIMATE; NOT SURVEYED)
- = EXISTING STORM DRAIN CATCH BASIN (TYPE 1)
- = PROPOSED STORM DRAIN CLEANOUT
- = PROPOSED STORM DRAIN CATCH BASIN
- = PROPOSED STORM DRAIN MANHOLE (TYPE 2)
- = EXISTING SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER CLEANOUT
- = PROPOSED SEWER CLEANOUT
- = PROPOSED SEWER MANHOLE
- = EXISTING WATER METER BOX
- = EXISTING FIRE HYDRANT
- = EXISTING WATER VALVE
- = PROPOSED WATER SERVICE CONNECT
- = PROPOSED WATER METER BOX
- = PROPOSED WATER VALVE
- = PROPOSED WATER BLOW-OFF
- = PROPOSED FIRE HYDRANT
- = EXISTING THRUST BLOCK
- = EXISTING POWER/AND OR UTILITY POLE
- = EXISTING POWER/AND OR UTILITY POLE
- = EXISTING GUY POLE
- = EXISTING GUY WIRE
- = EXISTING POWER METER/STRUCTURE
- = EXISTING POWER VAULT
- = EXISTING POWER JBOX/HANDHOLD
- = EXISTING LIGHT POLE
- = EXISTING UTILITY POLE
- = EXISTING TV BOX
- = EXISTING TELEPHONE PEDESTAL
- = EXISTING MAIL BOX
- = EXISTING SIGN
- = PROPOSED SIGN
- = PROPOSED TEMPORARY BOLLARD
- = EXISTING LANDSCAPING
- = EXISTING GAS METER
- = DETAIL CALLOUT
- = EXISTING OVERHEAD ELECTRIC LINES
- = EXISTING FIBER OPTIC LINE
- = EXISTING UNDERGROUND POWER
- = EXISTING OVERHEAD PHONE
- = EXISTING UNDERGROUND PHONE
- = EXISTING OVERHEAD UTILITIES (UNKNOWN)
- = EXISTING UNDERGROUND TV CABLE
- = EXISTING GAS MAIN
- = PROPOSED GAS LINE
- = EXISTING WATER LINE
- = PROPOSED WATER LINE
- = EXISTING SANITARY SEWER LINE
- = PROPOSED SANITARY SEWER LINE
- = EXISTING FLOW LINE & DIRECTION
- = EXISTING STORM DRAIN LINE
- = PROPOSED STORM DRAIN LINE (SOLID WALL)
- = PROPOSED STORM DRAIN LINE (PERFORATED)
- = PROPOSED FOUNDATION DRAIN
- = PROPOSED ROOF DRAIN
- = EXISTING FENCE LINE
- = EXISTING TOP OF BANK
- = EXISTING TOE OF BANK
- = EXISTING CONTOUR (INDEX)
- = EXISTING CONTOUR (NORMAL)
- = PROPOSED CONTOUR (INDEX)
- = PROPOSED CONTOUR (NORMAL)
- = PROPOSED ASPHALT PAVEMENT
- = REMOVE & REPLACE EXISTING ASPHALT
- = PROPOSED CONCRETE
- = PROPOSED GRAVEL SURFACING

### LEGAL DESCRIPTION

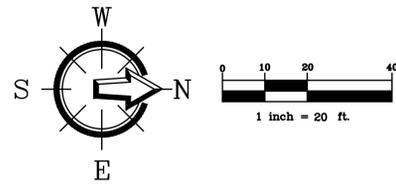
LOTS A, B, C, D, E, F, G, H, I, J, K, AND L OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201702190081. SEE SAID SURVEY, QUIT CLAIM DEED AFN 201702160121 AND AMENDED EASEMENT AFN 202112100116 FOR EASEMENT DETAILS EFFECTING EACH LOT DESCRIPTION. NO TITLE REPORT WAS PROVIDED FOR ADDITIONAL EASEMENT INFORMATION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

### NOTES

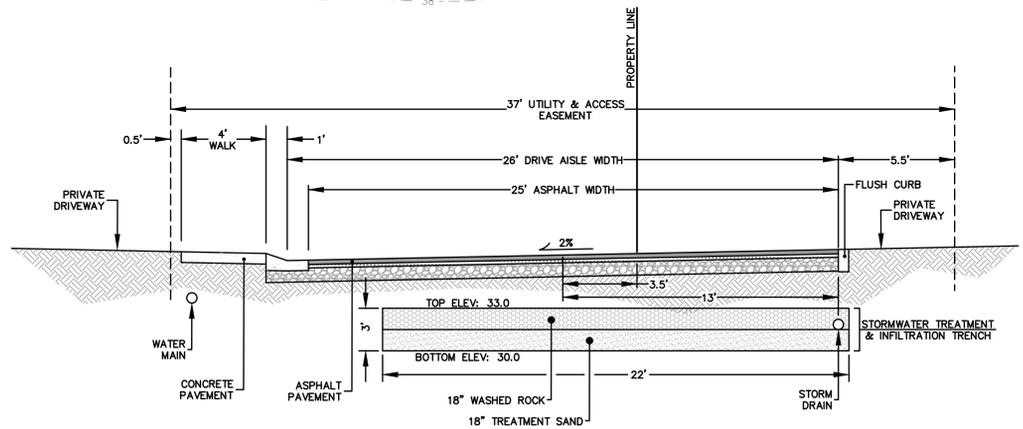
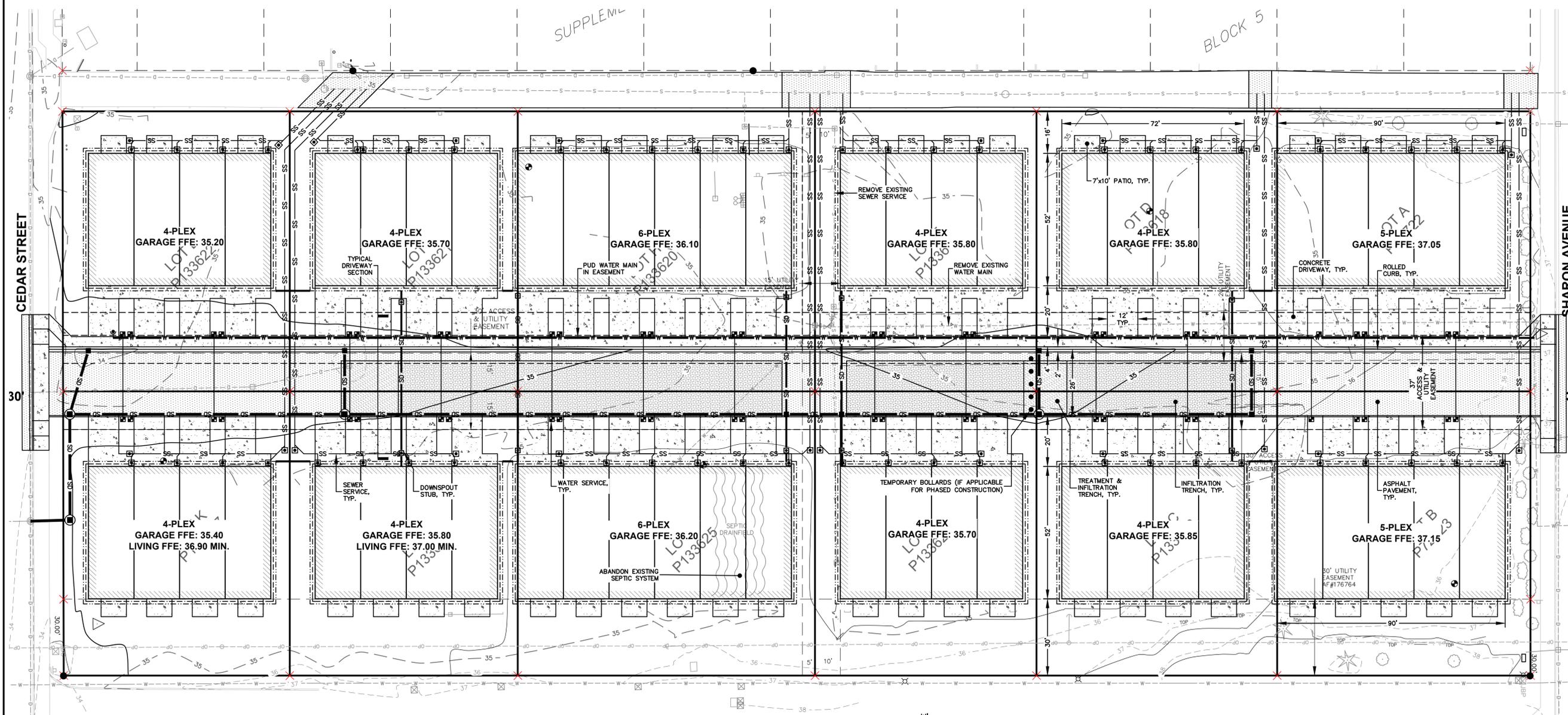
- LEGAL DESCRIPTION IS FROM BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201702190081. SEE SAID SURVEY, QUIT CLAIM DEED AFN 201702160121 AND AMENDED EASEMENT AFN 202112100116 FOR EASEMENT DETAILS EFFECTING EACH LOT DESCRIPTION. NO TITLE REPORT WAS PROVIDED FOR ADDITIONAL EASEMENT INFORMATION.
- BASIS OF BEARING: PREVIOUS SHORT PLAT NO. 2-84, RECORDED UNDER AUDITOR'S FILE NUMBER 8501310020. THE WEST LINE OF LOT 2, BEARING S 01°33'33" W.
- DATUM: NAVD83 FROM CITY BENCH MARKS. SUBTRACT 3.80 FEET FROM NAVD83 TO NGVD29.
- INSTRUMENTATION USED: LEICA M550 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- EXCEPT AS SPECIFIED STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.





220 West Champion Street, Suite 200  
Bellevue, WA 98005  
t: 360.650.1428  
f: 360.650.1401

**FREELAND & ASSOCIATES**



**TYPICAL DRIVEWAY SECTION**

**NOTE**  
OWNER'S INTENT IS FOR OVERALL SITE PLAN WITH FULL PROJECT BUILD OUT TO BE COVERED UNDER CONDITIONAL USE PERMIT. OWNER MAY DESIRE FOR PROJECT TO BE PHASED.

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SHARON STREET  
BURLINGTON, WA 98233  
DRAWING #: 22235SP8.DWG  
DESIGNED BY: MPM  
DRAWN BY: MPM  
CHECKED BY: HAF

SHEET CONTENTS: **OVERALL SITE PLAN**



JOB #: 22235  
DATE: 04-20-2023  
SHEET: **SP3**

PRELIMINARY